

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: May 5, 2005

ITEM NO. 3

CASE NUMBER/ PROJECT NAME	99-DR-2000#2 Mirage Crossing		
LOCATION	116 th Street and Shea Boulevard		
REQUEST	Request approval to expand the existing Mirage Crossing Offices parking lot & provide for (2) future building pad locations.		
OWNER	Resource Marketing Group Inc. 480-922-2850	ENGINEER	Montgomery Engineering & Managment 480-837-1845
ARCHITECT/ DESIGNER	Stowe Architecture 602-495-9022	APPLICANT/ COORDINATOR	Gary Stowe Stowe Architecture 602-495-9022

BACKGROUND

Zoning.

This property is zoned Service Residential Planned Community District (S-R PCD) which allows residential-scaled office development as well as residential uses. In 2000, the Development Review Board approved a similar office development on this site (Case 99-DR-2000), which has since expired.

Context:

This 4-acre site is located on the south side of Shea Boulevard east of 116th Street. The SRP power line corridor runs diagonally through the southwest side of the property, and a single-family residential neighborhood lies east of the property. The existing grade of the property slopes down in a southwesterly direction from Shea Boulevard approximately 13 feet.

Adjacent Uses:

- North: Shea Boulevard and commercial, zoned S-R
- South: Powerline corridor and vacant land, zoned R-4
- East: Single-family neighborhood, zoned R1-43 PRD
- West: Powerline corridor and commercial, zoned S-R PCD

APPLICANT'S PROPOSAL

Applicant's Request.

This is a request for approval of a site plan and landscape plan for a parking lot expansion west of an existing commercial center. The property will be combined with the existing commercial center. The development plan allows for two building pads on the east side for future buildings, which will require separate review and approval by the Development Review Board. The proposed parking lot will provide adequate spaces for the future buildings and will provide extra parking for the existing businesses to the west.

Scottsdale Development Review Board Report
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Development Information:

- Existing Use: Vacant
- Parcel Size: 4 acres
- Parking Required: 90 spaces for future buildings
- Parking Provided: 174 spaces with this proposed expansion

DISCUSSION

The development proposes one primary driveway from the 116th Street cul-de-sac through an existing parking lot, with an emergency access also to the 116th Street cul-de-sac. Parking is provided under the existing power line easement running through the west side of the property to allow two, 10,000 square foot building pads at the east side of the site.

A 60-foot wide scenic corridor easement is provided along Shea Boulevard, as required by the original zoning case for the property. The 60-foot wide scenic corridor on this property provides an appropriate visual transition between the 80-foot scenic corridor easement to the west and the 40-foot wide scenic corridor easement to the east.

The original zoning case for the subject property requires a 40 foot setback along the east side of the property to buffer the adjacent residential district, and a row of large (40-inch box minimum) Ironwood trees has been stipulated along the east setback area to help buffer the residential neighborhood. Landscaping throughout the site is a desert theme utilizing salvaged trees, as well as Palo Verde, Acacia, Ironwood, and Mesquite trees. Bollard lighting will provide site lighting.

Attached to the staff report is a letter of support for the proposal from the North East Scottsdale Property Owners' Association (NESPOA). (see Attachment #6)

STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

Scottsdale Development Review Board Report
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STAFF CONTACT(S) Tim Curtis
Project Coordination Manager
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APPROVED BY

Tim Curtis
Report Author

Lusia Galav, AICP
Development Planning Manager
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E-mail: lgalav@scottsdaleaz.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Support letter from NESPOA
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

Mirage Crossing Parking Lot Expansion
#427-PA-2004

01/18/05

PROJECT NARRATIVE

The proposed project consists of the expansion of an existing parking lot which is part of the MIRAGE CROSSING OFFICES Development at 114th to 116th and Shea Boulevard. The existing parking lot east of 116th street is to be expanded to the north and east, to provide additional parking for the existing MIRAGE CROSSING OFFICES, and to provide parking for possible future office buildings on the subject parcel. Building pad locations have been identified on the plans.

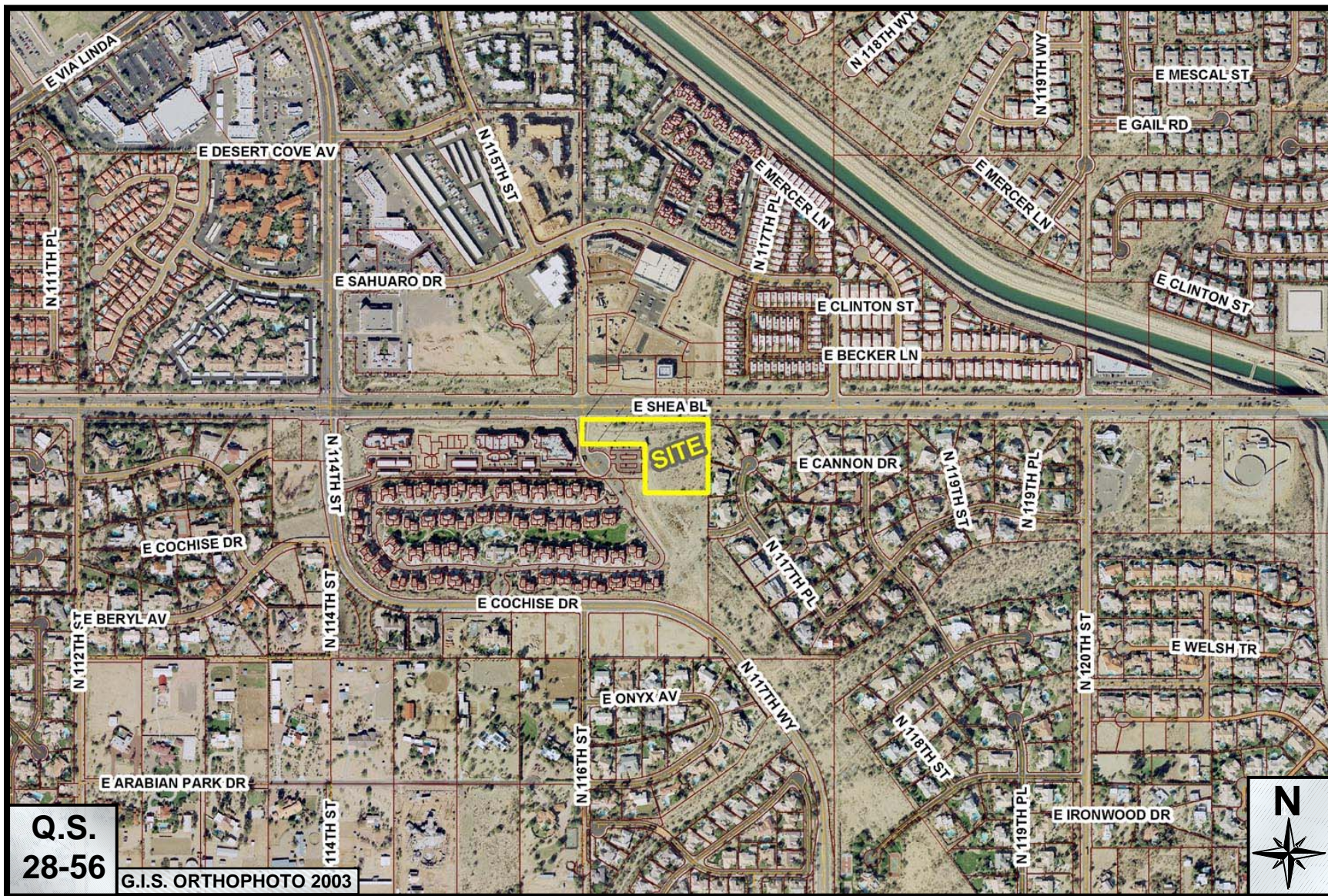
No new office buildings are proposed at this time. Conceptual elevations have been created to depict the intent to match the architectural character of the existing MIRAGE CROSSING OFFICES to the west.

Parking areas will be landscaped per COS requirements. No parking lot lighting is proposed for this project for several reasons.

1. Much of the proposed parking lies within the existing power line easements east of 116th street, and vertical light poles are not allowed.
2. Low-level bollards and landscape lighting is therefore proposed to provide pedestrian security on this portion of the site. Cut sheets with photometrics for future pole-mounted lighting have been attached with submittal.
3. All building lighting will be recessed, and not directed horizontally.

A photometric analysis accompanies this submittal since no site lighting other than low level landscape lighting is proposed.

Per Pre-Application directive by the planner assigned to this project, the 60 foot wide scenic corridor easement shall remain undisturbed, except to allow for a meandering 8'-0" wide equestrian easement, which continues along the eastern property setback area, exiting to the south from this property. The existing sidewalk improvements shall remain along the southern Shea blvd. R.O.W. It is anticipated that additional landscaping may be proposed at such time as the future buildings are submitted for Design Review.



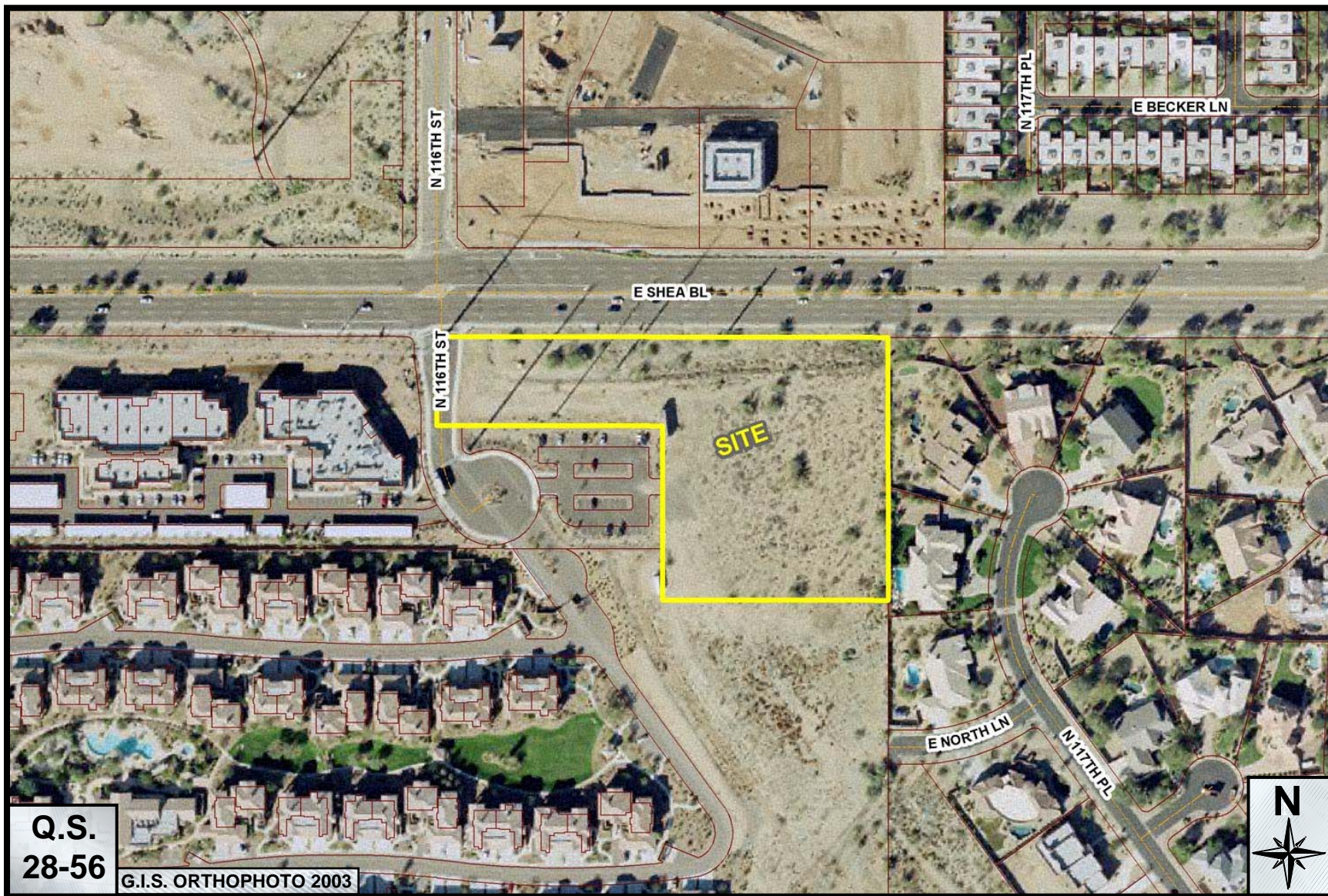
**Q.S.
28-56**

G.I.S. ORTHOPHOTO 2003

Mirage Crossing Office

99-DR-2000#2

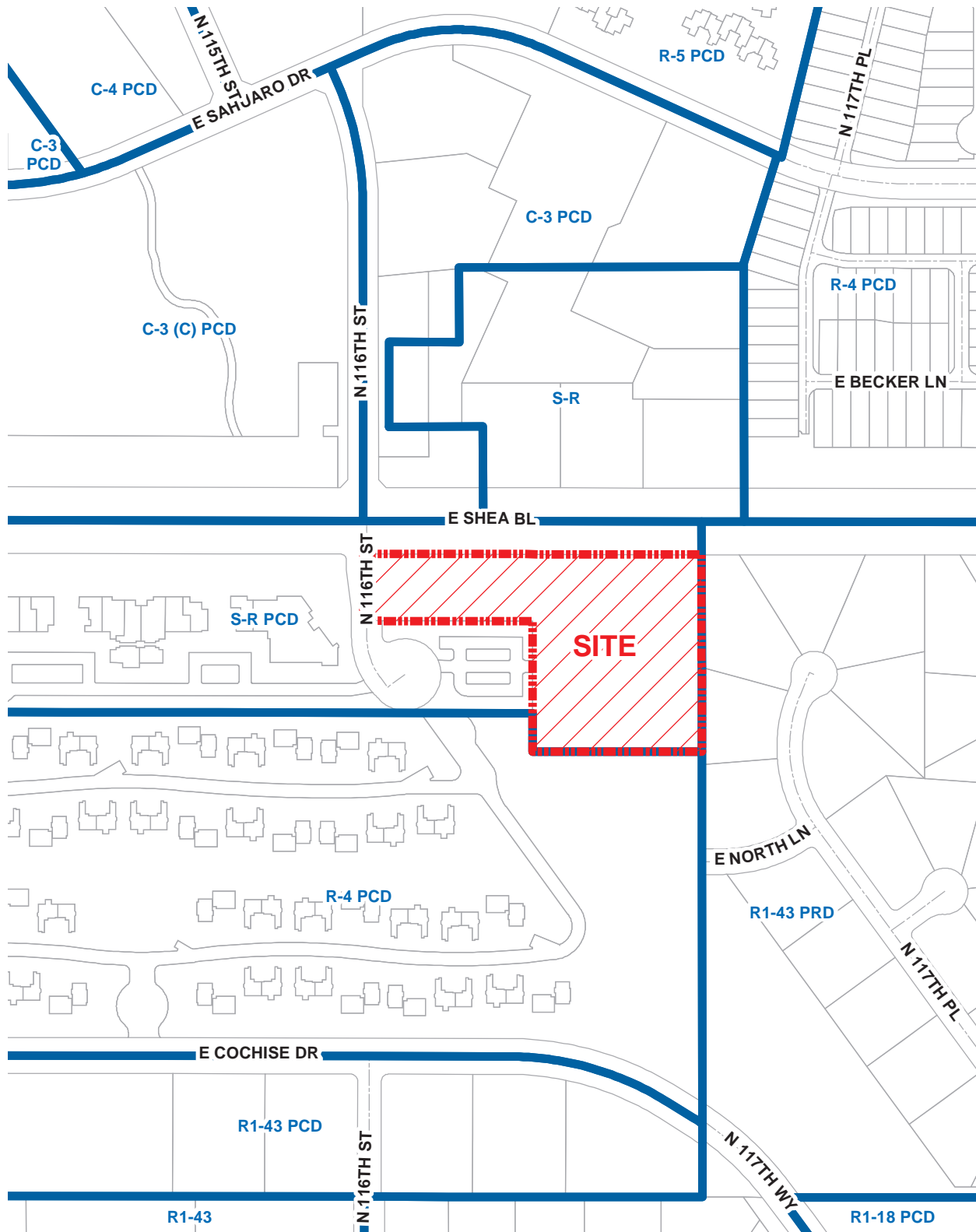
ATTACHMENT #2



Mirage Crossing Office

99-DR-2000#2

ATTACHMENT #2A



99-DR-2000#2

ATTACHMENT #3

Project Description

THIS PROJECT INCLUDES THE CONSTRUCTION OF NEW OVERFLOW PARKING FOR THE EXISTING MIRAGE CROSSING OFFICE PARCEL TO THE WEST, AS WELL AS PARKING FOR THE FUTURE OFFICE BUILDINGS, WHOSE PAD LOCATIONS ARE IDENTIFIED ON THE SITE PLAN. THIS PARCEL IS TO BE TIED TO THE MIRAGE CROSSING OFFICE PARCEL, PRESENTLY LOCATED EAST OF 116TH STREET, REFER TO THE GRADING AND DRAINAGE DRAWINGS BY MONTGOMERY ENGINEERING.

IN ADDITION, PARKING LOT LANDSCAPING WILL BE INSTALLED, ALONG WITH PVC CONDUITS FOR FUTURE CONDUITS, SITE LIGHTING, WHICH WILL BE PART OF THE CONSTRUCTION OF THE FUTURE OFFICE BUILDINGS. NO LIGHTING IS INCLUDED WITH THIS SUBMITTAL.

AREA CALCULATIONS (FUTURE)

ACTUAL PARCEL	280,414 SF +/-
FUTURE OFFICE-5	10,156 SF NET
FUTURE OFFICE-6	10,156 SF NET
TOTAL ACTUAL AREA	290,570 SF NET

TAX PARCEL NUMBERS

217-33-048 (NEW PARCEL TO BE TIED)
217-33-049 (EXISTING MIRAGE CROSSING OFFICE PARCEL)

ADDRESSES

10555 N 116TH ST. (EXISTING MIRAGE CROSSING OFFICE PARCEL)

(NOT ASSIGNED) (NEW PARCEL TO BE TIED)

ZONING

S-R PCD (EXISTING MIRAGE CROSSING OFFICE PARCEL)
S-R PCD (NEW PARCEL TO BE TIED)

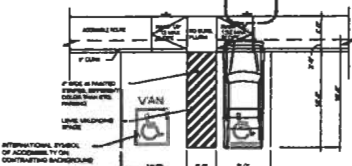
PARCEL AREAS

228,824.86 SF (EXISTING MIRAGE CROSSING OFFICE PARCEL)
170,127.27 SF (NEW PARCEL TO BE TIED-REF. CIVIL DRAWINGS)

PARKING CALCULATIONS

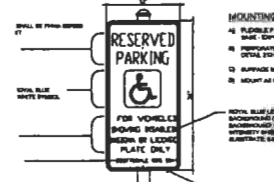
TOTAL EXISTING PARKING-LOT-1	44 CARS
PARKING TO BE REMOVED FOR DRIVE	(-5) CARS
TOTAL NEW PARKING PROVIDED	174 CARS

PARKING REQUIRED FOR FUTURE OFFICES	
OFFICE-1 (10,156 SF NET) @ 1/250	49 CARS
OFFICE-2 (10,156 SF NET) @ 1/250	41 CARS
TOTAL PARKING REQUIRED	90 CARS
TOTAL EXCESS PARKING	84 CARS



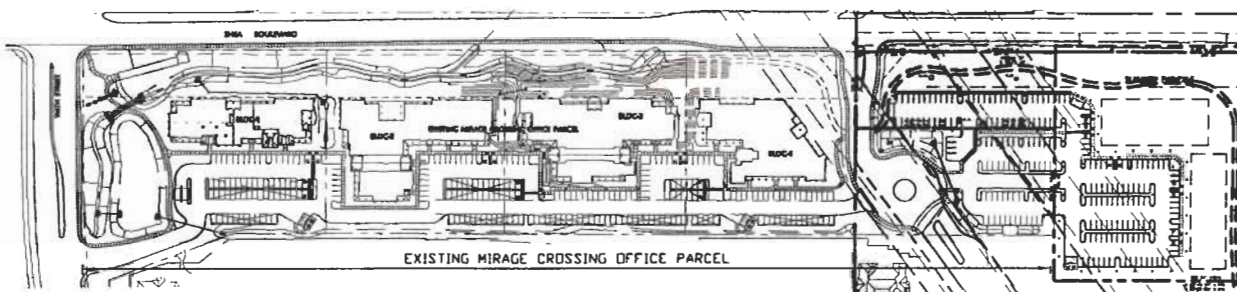
Accessible Parking Space

NO SCALE



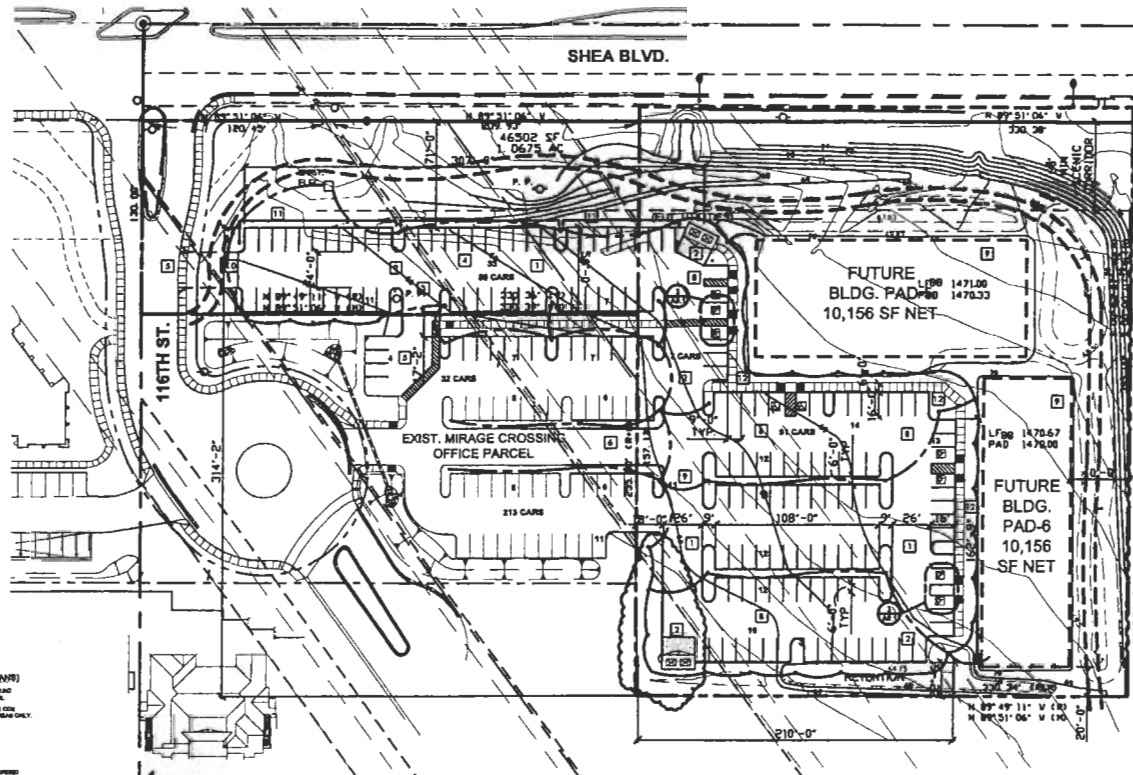
Accessible Signage

NO SCALE



MIRAGE CROSSING OFFICE PARCEL PLAN

SCALE: 1" = 100'-0"

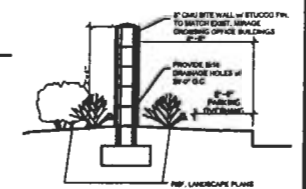


PARKING LOT PLAN

SCALE: 1" = 30'-0"

SITE PLAN NOTES

1. ASPHALT PAVING ON ARC-TYPICAL REF. DWG.
2. TRASH ENCLOSURE PER C.O.S. STANDARD
3. PROVIDE NEW DRIVEWAY CURBS OUT WHERE SHOWN ON PLAN
4. LIMIT EXISTING HEADWALLS SIDEWALK TO SOUTH WHERE NEW PARKING ENCROACHES
5. EXISTING MIRAGE CROSSING PARKING TO REMAIN EXCEPT AS REQUIRED FOR NEW DRIVEWAY CONNECTIONS (DELETE 6 CARS EXISTING)
6. PROVIDE NEW DRIVEWAY CONNECTIONS ALIGNED WITH EXISTING WHERE SHOWN ON PLAN
7. PROVIDE 2" PVC ELBOW CONDUIT FOR FUTURE SITE LIGHTING TO BE INSTALLED WHEN FUTURE BUILDINGS ARE TO BE CONSTRUCTED. SITE LIGHTING NOT A PART OF THE PERMIT.
8. PARKING LOT LANDSCAPING TO MATCH EXISTING MIRAGE CROSSING PARCEL
9. PROVIDE PADS FOR FUTURE BUILDINGS WHERE SHOWN ON PLAN-LANDSCAPING AND DRAINAGE CLASSIFICATION
10. SUPERIOR ACCESS TO 116TH STREET PER C.O.S. REF. CIVIL DRAWINGS
11. CHAIN LINK SITE WALL - REF. DETAIL DWG. 1
12. PROVIDE 6" MIN. 8" WIDE SIDEWALK WHERE 2'-0" PARKING OVERHANG ENCROACHES ON CLEAR WALKWAY WIDTH



SCREENWALL DETAIL

NO SCALE

SHEET INDEX

ARCHITECTURAL DRAWINGS:

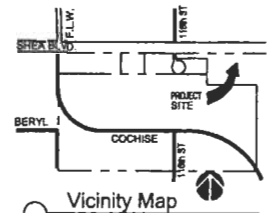
- A0.1 ARCHITECTURAL SITE PLAN
- AP.1 PARKING ANALYSIS PLANS

LANDSCAPE DRAWINGS:

- L1 LANDSCAPE PLAN-PARTIAL
- L2 LANDSCAPE PLAN-PARTIAL
- L3 IRRIGATION PLAN-PARTIAL
- L4 IRRIGATION PLAN-PARTIAL
- L5 LANDSCAPE DETAILS
- L6 LANDSCAPE SPECIFICATIONS

CIVIL DRAWINGS:

- C1 SITE PLAN COVER
- C2 GRADING & DRAINAGE PLAN



Vicinity Map

NO SCALE

OWNER/DEVELOPER

RESOURCE MARKETING GROUP, INC.
1123 WEST PALM LANE
SCOTTSDALE, AZ 85254
TEL: 480-823-2650
FAX: 480-823-4444
CONTACT: TIM HATLESTAD
e-mail: thh@rmgroup.com

ARCHITECT

STOWE ARCHITECTURE
1123 WEST PALM LANE
SCOTTSDALE, AZ 85254
TEL: 480-823-2650
FAX: 480-823-4444
CONTACT: STAVY STOWE
e-mail: stavy@stowe.net

CIVIL ENGINEER (C&D)

MONTGOMERY ENGINEERING
1818 EAST PARKVIEW AV.
FOUNTAIN HILLS, AZ 85066
TEL: 480-823-1845
FAX: 480-823-8888
CONTACT: DAVE MONTGOMERY
e-mail: dm@montgomery1.com

LANDSCAPE ARCHITECT

DOUGLAS B. OROURTS
809 EAST LAFAYETTE BLVD.
SCOTTSDALE, AZ 85251
TEL: 480-890-0582
FAX: 480-890-8474
CONTACT: DOUG OROURTS
e-mail: do@dgba.com

STOWE

ARCHITECT



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SCOTTSDALE, AZ 85254
TEL: 480-823-2650
FAX: 480-823-4444
e-mail: stavy@stowe.net

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PROPOSED PARKING LOT EXPANSION FOR:
MIRAGE CROSSING OFFICE
116TH STREET AT SHEA BOULEVARD
SCOTTSDALE, ARIZONA

Revisions

NO.	DATE	DESCRIPTION
1	03/24/05	DATE CORRECTIONS
2		
3		
4		
5		
6		
7		
8		
9		
10		

Date: 03-24-05

Project No: 04127

ARCHITECTURAL SITE PLAN

A0.1

99-DR-2000#2

REV: 03/25/05





North East Scottsdale Property Owners Association

11259 East Via Linda Suite 100 PMB 142 Scottsdale, AZ. 85259

Web site: NESPOA.ORG

Mr. Tim Hatlestad
President, Designated Broker
6424 East Greenway Parkway
Scottsdale, AZ. 85254

March 11, 2005

Subject: Proposed Mirage Crossing Office / Parking lot development located between 114th / 116th south of Shea Blvd.

The Board of Directors of the North East Scottsdale Property Owners Association (NESPOA) supports the proposed Mirage Crossing Office parking lot development.

We appreciate your detailed presentation that shared your current and future plans for the proposed office condominium project.

The NESPOA Board of Directors thanks you for involving the North East Scottsdale Property Owners Association and its membership in participating in your development plans for this project on Shea Blvd.

Regards

Dennis Rodrigues

Dennis Rodrigues
President, NESPOA

**MIRAGE CROSSING
116TH STREET & SHEA
SCOTTSDALE**

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. <u>EXTERIOR</u></p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16") TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 600 AT 20 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF 3 FT. CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.</p> |
|--|---|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: LT. HAZ. SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Mirage Crossing 99-DR-2000#2

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. The location and configuration of all site improvements, including future building pads, shall be constructed to be consistent with the site plan submitted by Stowe Architecture dated 3/24/2005 (with a receipt date of 3/25/2005).
 - b. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Douglas S. Diggins Landscape Architect dated 11/05/2004 (with a receipt date of 3/25/2005).

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The developer shall screen parking along Shea Boulevard and 116th Street with a three (3) foot tall screen wall, setback outside of the Scenic Corridor Easement. All walls shall match the architectural color, materials, and finish of existing Mirage Crossing buildings to the west. Dooley walls shall not be allowed.
3. Conceptual building pads only are approved as part of this submittal. Future building design subject to separate review and approval by the Development Review Board.

SITE DESIGN:

DRB Stipulations

4. Lot tie shall be executed and recorded prior to final plans approval.
5. Developer shall dedicate a minimum fifteen (15) foot trail easement along Shea Boulevard within the Scenic Corridor, and continuing along the east side of the property all the way to the south property line. Final location of trail easement subject to approval of the Trails Coordinator and final plans staff.
6. Electrical transformers shall be located outside of the Scenic Corridor easement, unless otherwise approved by Staff.
7. Prior to construction, the developer shall provide a dust control program to the Montana Ranch Homeowner's Association to the east.
8. The developer shall provide a minimum twenty four (24) foot wide emergency vehicle access easement to 116th street, located south of the Scenic Corridor Easement. Access is to be gated or otherwise designed for exclusive use for emergency services.

Ordinance

- A. A minimum sixty (60) foot Scenic Corridor easement shall be provided along Shea Boulevard in conformance with case #8-ZN-90.

- B. The final site plan shall reflect a minimum forty (40) foot building setback for future buildings to be provided from the east property line in conformance with case #8-ZN-90.
- C. Minimum 30 foot clear approach required to all refuse enclosures. Refer to City Standard Detail #2147-1.
- D. All parking lot areas shall be screened from street frontages by a minimum 3 foot screen wall and/or landscaping.
- E. Pedestrian walkways adjacent to sixteen (16) foot deep parking spaces shall be a minimum of six (6) feet in width.
- F. Minimum of 4% of proposed parking to be handicap accessible. Site plan to show handicap spaces in close proximity to future office buildings.

OPEN SPACE:**Ordinance**

- G. With final plans submittal, developer shall revise open space worksheet to reflect parking lot landscaping calculations that do not include overhang areas for parking spaces. Provide open space worksheet specifically for this project, along with open space worksheet for entire Mirage Crossing project.
- H. Areas of parking overhang cannot be credited toward open space or parking lot landscaping.

LANDSCAPE DESIGN:**DRB Stipulations**

- 9. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
- 10. Trees located within the 40 foot setback area, adjacent to the east property line, shall be minimum 40 inches box size.
- 11. The landscaping along the east property line shall be Willow Acacia or similar tree type, to be submitted to the Montana Ranch Homeowner's Association to the east for review.
- 12. No turf areas to be provided.
- 13. Retention basin depth shall be measured to top of existing grade.
- 14. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
- 15. Secure written authorization from APS for trees located within the 240 foot utility easement that crosses this property. Submit copy of authorization with final plans.

Ordinance

- I. Revise landscape plan to reflect spacing no greater than 7 feet in any direction between plantings in areas of decomposed granite, including plantings within the Scenic Corridor Easement.
- J. All proposed plants/trees shall be low-water use species, as identified in the most current Arizona Department of Water Resources (ADWR) Drought-Tolerant list.
- K. 50% of provided trees for this project to be mature, as defined in Article III of the Zoning Ordinance. Final landscape plan to include compliant caliper and industry standard box size in the plant palette.
- L. No trees shall be located within 7 feet of a water or sewer line.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

- 16. No pole-mounted lighting is approved as part of this submittal. Bollard lighting is permitted as part of parking lot improvements. Any request for future pole-mounted lighting must be approved by APS and is subject to separate approval.

17. Bollard lighting shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property lines. Bollards shall be flat black or dark bronze in color.
18. With the final plans submittal, provide manufacturer's cut sheets for bollards.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

19. Flagpoles, if provided, shall be one piece, conical, and tapered.
20. Refuse enclosures are not required as part of the parking lot expansion. However, locations for future refuse enclosures shall be identified on the final site plan, with the Development Review Board submittal for the future buildings. The final design and location of refuse and enclosures will be subject to Development Review Board approval.
Enclosures must:
 - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.
21. With the Development Review Board submittal for the future buildings, the developer shall provide a minimum eight (8) foot tall screen wall along the east property line, measured from grade on the residential side of the wall (Montana Ranch). Either raising the existing six (6) foot tall wall, or replacing the existing wall with a new eight (8) foot tall wall can accomplish this. The wall shall be submitted to the Montana Ranch Homeowner's Association to the east for review.
22. Final site plan to include parking calculations for future office buildings. Indicate required and provided parking. Include handicap accessible & bike parking calculations as required by ordinance.

RELEVANT CASES:**Ordinance**

- M. At the time of review, the applicable DRB & zoning cases for the subject site were: 99-DR-00 & 8-ZN-90.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

23. The location and configuration of all site improvements, including future building pads, shall be constructed to be consistent with the site plan submitted by Stowe Architecture with a receipt date of 3/25/2005.
24. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Douglas S. Diggins Landscape Architect with a receipt date of 3/25/2005.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

25. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
26. Show detailed calculations on how the stormwater storage volume was calculated.
27. Describe in detail how the finished floor calculation was determined for each building.
28. The coefficient of runoff shall be a minimum of 0.9, and the minimum stormwater storage volume provided shall not be less than 37,369 cubic feet.
29. With the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
30. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - c. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- N. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.

- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- O. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- P. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**Streets and other related improvements:****DRB Stipulations**

- 31. Access to Shea Boulevard via 116th Street shall remain to be restricted to left-in, right-in, and right-out turning movements.
- 32. There shall be no direct access to Shea Boulevard. The developer shall dedicate a one-foot wide vehicular non-access easement on this street along the site frontage.
- 33. The developer shall provide a minimum twenty four (24) foot wide emergency vehicle access easement to 116th street, located south of the Scenic Corridor Easement. Access is to be gated or otherwise designed for exclusive use for emergency services.
- 34. The developer shall construct a pedestrian connection from Shea Boulevard to the site buildings as shown on the submitted site plan.

Ordinance

- Q. Public streetlights may be needed along 116th Street. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:**DRB Stipulations**

- 35. The developer shall provide a minimum parking-aisle width of 24 feet.
- 36. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- R. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS**DRB Stipulations**

- 37. Trail Easement:
 - a. Prior to final plan approval, the developer shall dedicate a minimum 15-foot wide public access easement, continuous, along the north and east property lines of the site. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8-foot wide public trail within the easement. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator, Scott Hamilton at 480-312-7722.

- b. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.
38. Sight Distance Easements: Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
39. Vehicular Non-Access Easement:
- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Shea Boulevard and 116th Street except at the approved driveway location.
40. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

S. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

41. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

42. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- T. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

43. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- U. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]